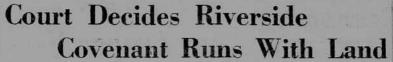
Real Estate Opportunities in City and Suburbs for Tribune Readers

Nepperhan Heights, Merely a Name Up to Five Years Ago, Is Now a Settlement of Attractive Homes

the beauty of Repperhan Regists, Robert R. Farley Organization has actually dependent of Yonkers, was little known the public prior to five years ago. was merely a name, and nothing re, to the average family who had a for the suburbs and was seeking afor the suburbs and was seeking alone. What the results of the houses indicate the character of the people who have come to live at the people who have like the people who have live at the people who have live at the people who have like the pe



Use of Dwelling Near 72d Street for Hospital Purposes Leads to Interesting Decision Favoring Neighbors

The Court of Appeals has ust decided omission in the Murray Hill restriction, which speaks only of a dwelling served, and that it is enforcible by the house. served, and that it is enforcible by the owners of property affected by the name restriction. Some have maintained that a covenant is destroyed with the removal of the first building to be erected on property restricted.

This interesting question came to the court for decision through the use of a dwelling on Riverside Drive in the block between Seventy-second and Seventy-third Streets as a maternity hospital. Owners of dwellings in the block called the attention of the Waspital use it was breaking the covenant covering the Riverside Drive block front and limiting its use for residential purposes only of a dwelling house. The property the subect of the litigation was the first sold by Mr. Sutphen. The court for Appeals has just decided that a covenant on land must be observed and that it is enforceable by the owners of property affected by the same restriction. Some have maintained that a covenant is destroyed with the removal of the first building to be erected on property restricted. This interesting question came to the block called the attention of the Waterside Drive in the block between Seventy-second and Seve

The other owners took the matter to court. The special terms court upheld them, but the Appellate Division poses only. The owner thought difference and the maternity doctor could use the property as they desired.

Now the Court of Appeals, after having heard the argument of Herbert McKennis, who represented the addifferently.

not merely to build a structure adapted for a given use. The covenant is that the structure, when built, shall be restricted to that use. It 'shall be used only as a private residence,' and a private residence 'for one family.' This is more than a limitation upon construction. It is a restriction of enloyment.

The other house is at 25 Park Avenue, which is on the east side of the way, adjoining the northeast corner of Thirty-fifth Street. The dwelling, five stories high, was made over into flats shortly after the Court of Appeals decided that flats were not barred by the Murray Hill restrictive covenant, and that the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at issue, could be improved with an apartment louse as tall as the building authorites would permit.

Under this decision the use of the many that the property at issue, welling any the content of the present the property at issue, and dwellers, which if not halted will result in loss of interest in the present vation of Murray Hill.

Adams Express Offers

Its Realty Holdings

The Charles F. Noyes Company to the present the property at issue, and the property at issue, and the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at issue, and the property at issue, and the property at issue, and the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at issue, and the property at issue, and the property at issue, and the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at issue, and the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at issue, and the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at issue, and the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at the southeast corner of Madison Avenue and Thirty-eighth Street, the property at the southeast c upon the form or the use of the lirst building to be constructed are common in conveyances. They do not become worthless because a second building may be different. Owners of land know that buildings are put up to be used. They are not put up to be destroyed. To fix their character at the beginning may shape the future of the neighborhood. We do not refuse to enforce a covenant while it lasts, because it may not last forever. Limitations are not illusory because they are

> Breach of Restriction "We cannot doubt that the attempted use is a breach of the restriction. The lease provides that the building shall be 'occupied as a sanatorium and not otherwise.' By no stretch of language can we say that this is equivalent to use 'as a private residence for one family.'"

REAL ESTATE FOR SALE NEW JERSEY

REAL ESTATE FOR SALE



VERMILYE ESTATE property is now offered for sale. operties of a like character and I acres as the purchaser may desire. A descriptive booklet with full particulars and engravings of the property and sur BIRTWHISTLE & LIVINGSTON F. B. PROBST-Sole Agents

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Telephone 853 Englewood, N. J.

CHAS. FIELD GRIFFEN & CO.,

Griffen Prince & Ripley

18 East 41st St., New York City.

RARE

OPPORTUNITY

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BUY OR RENT

This marble building, with elevator, modern facilities and excel-lent light.

Possession May 1, 1920, or Possibly sooner.

Chas. F. Noyes Co.

92 William St. Tel. 2000 John

WESTCHESTER COUNTY

BLAKEMAN QUINTARO

CGUNTRY HOMES AND ESTATES Specialty—RYE PROPERTY E. 42 St., N.Y.Tel. > Mur.Hill 2463 | Rye 521

\$29,000

DO YOU KNOW ANY ONE WHO WISHES TO BUY OR RENT

FOR SALE

Fine shore front property, 15 acres, with modern white frame Colonial residence, containing 6 master's and 6 servants rooms, 6 baths. Garage, with chauffeur's and gardener's quarters; children's playhouse; tennis court, rose garden, large vegetable garden; fruit and shade trees. Unusual opportunity. For price and further particulars apply to Worthington Whitehouse, Inc., Sole Agent. Tel. Murray Hill 1000. 9 East 46th St. CONNOLLY & CONNOLLY,

BETWEEN RYE & WHITE PLAINS.

20 acres high land. House new and modern; 5 master's bedrooms, 4 baths, 5 servants rooms; garage and gardener's cottage.

SALE OR REMT.

Charles Field Griffen & Co.,

KENNETH IVES & CO.,

What a Covenant Is What a Covenant Is

"The covenant," says the court, "is
not merely to build a structure adapted
for a given us. The covenant is that
the structure, when built, shall be restricted to that use, it 'shall be used
only as a private residence' and a private residence 'for one family.' This
is more than a limitation upon construction; it is a restriction of enjoyment.

Registers Title to

Pelham Bay Block Supreme Court Justice Mitchell has purchased by the Happy Home Realty Company, Inc., from the Wheeler Cor-poration. Joseph E. Marx, president of

Walter Fairchild, counsel for the Tor-rens Title League. Daniel V. Sullivan, of Bronx County, was appointed by the court and acted as official examiner of

Hearn Adds to the

14th Street Establishment James A. Hearn & Son have bought 32 West Fourteenth Street and 31 West Thirteenth Street, a five-story building, 25.2x206 feet. This acquisition will give the Hearns approximately 30,000 sugare feet of space, which is to be remodelled as a shop for men and young men.

Chance to Help Newtown Creek Project

McGarry Bill Pleases Because It May Expedite Improvements Planned

ments Planned

Senator McGarry's bill relative to land under and along Newtown Creek has the support of Queens and Brookiyn business interests.

The bill will permit the City of New York to secure all right, title and interest that the state may have in and to all the lands under water in Newtown Creek between the criginal line of high water and the perhead line which may be established by the Secretary of War.

It will also permit the officials of New York City to enter into an agreement with the Federal government for the dredging of Newtown Greek and the removal of Mussel Island, and authorize them to exchange land under water acquired through this act for lands of private owners.

The importance of this improvement to Queens and Brooklyn cannot be overestimated, according to a statement of the Queenshoro Chamber of Commerce. The records show that there is a greater commerce on the four miles of Newtown Creek than on

the 4,000 miles of the Mississipp River. The tonnage of the commerc carried annually on this stream i valued at more than a quarter of

Sackman Street Flat Deal

Charles Biermann & Co., have sold the four story double brick flat at 330 Sackman Street, Brooklyn, on lot 25x 100, for S. Lobelson.

REAL ESTATE BOROUGH OF QUEENS

REAL ESTATE BOROUGH OF QUEENS

Everybody Is Saying

Look at the Real Estate Market Why shouldn't the market start up?

No New Building, No New Apartments

More and more people demanding accommodations. Rents climbing, and with no relief in the housing situation rents will continue to climb; values are bound to follow.

Are You Buying or Talking?

There is a part of this great city that for real transit excels every other home section-Interboro, B. R. T. Broadway Subway, Seventh Ave. Subway, Manhattan Elevated, Queensboro Subway, all run direct or by transfer in 20 minutes for a five-cent fare. The land speculation and building activity of Washington Heights will be repeated at

Jackson Keights

A Community of Garden Apartment Homes

Write or Call on

The Queensboro Corporation

Manhattan Office

Let them tell you what Jackson Heights

50 E. 42d St., cor. Madison Ave.

ingustriai

Properties

HENRY DUCHARDT.

10 East 43d St., New York

Tew Gardens
Long Island.
16 Minutes from Penn. Station.

Kew Gardens Constitution Co. 18

Now Building Houses

from plans of distinction

Edgeworth Smith, 1 W. 24th St.

Forest Kills Cardens

16 Minutes from Penn. Station.

Houses and Villa Plots for Sala.

SAGE FOUNDATION HOMES CO.

FLUSHING SACRIFICE

MUST BE SOLD AT ONCE.

House contains ten rooms and bath on plot 35x100. Electric light gus, steam heat, hardwood trim. Located in Murray Lane, within one block of trol-

EUGENE WEBER, 223 13th Street.

FLATBUSH—\$45,000.

MILNER WILEY & SON, 1,692 av. H.

THE HISTORY OF WASHINGTON HEIGHTS

JACKSON HEIGHTS

BOROUGH OF QUEENS

ATTRACTIVE COUNTRY

Six large rooms, sewing room tiled bath, glass enclosed porch, with an open freplace in a large living from makes this colonial house one of unusual comfort. A garage in the rear and the plot is 55x130 feet, in the Village of Mincola, Price \$7,250.

Drive out and see them
MINEOLA HOMES COMPANY,
Mineola, Long Island,
Phone Garden City 1390.

AT BAYSIDE, L. I

J. WILSON DAYTON, Bayside, L. I.

North Shore of Long Island Estates, \$10,000 to \$200,000. BAKER CROWELL, INC.

Beautiful North Shore Home

NORTH SHORE-Long Island

I. G. WOLF 1270 B'way V. T. The

Commuter's Farm!

40 acres of fine land, on a state highway, bordered by two streams; a tine apple orchard, good barn and a charming, old-fashioned house, with two fireplaces; convenient to an express, commuting station and town; in Rockland County; \$8,590. See it!

Howard Goldsmith, 63 Park Row

BOROUGH OF THE BRONX

CHOICE INVESTMENTS

WE HAVE SEVERAL NEW LAY APARTMENT HOUSES SHOWING EX CELLENT RETURNS ON THE AMOUN INVESTED. CALL AND INVESTIGATI

CITY REAL ESTATE

ILLINOIS

261 acre farm near Cazenovia, N. T., with stock (20 head), 160 acres under plow, 450,00 per acre for III. or Wis property Mortgage \$4,000. C. E. Cole, Morgan Park, III.

partments Houses

Flathouse Dwellers to Have

Prevent Such Invasion

J. P. Morgan for a Neighbor

lason House, Opposite Banker's Home, Made

Over Into Apartments, Despite His Efforts to

ade over into small suites. As This is the second apartment house perty has not been occupied by in the restricted Murray Hill district.

WESTCHESTER COUNTY

THE HALP TIMEER AND STUCCO DWELL-TIME, m beautiful wooded plot Cedar Knolls, and the control of the control of

dalists in Westchester, Near-by Properties — Insurance
527 FIFTH AVE.
NEW YORK.

RYE. Westchester County.

Minutes' walk of the Apawamia Clubentropy of the Apawamia Clubentropy of the Apawamia Clubentropy of the Apawamia Clubentropy of the Apawamia Stable
acres of beautifully cultivated land Bryan L. Kennelly, 158 Broadway. INIA BUNGALOW AT LAKE MANOPAC

ASHIONED HOUSE, SPACIOUS ROOMS, Spanids, Hudson River view; rent, \$1,506. G-THE-HUDSON COMPANY, 43 Cedar at NARY ESTATES. SALE OR RENT. WART C. SCHENCK, 51 East 42d St.

LLIAM H. MILLS. 7 East 42d St. N. Y. ANY 42D ST. TEL MURRAY HILL 6037.

REAL ESTATE AT AUCTION BOROUGH OF BROOKLYN

Montague at., B'kirn, Tel. Main 1228. BOROUGH OF QUEENS ENS BOULEVARD, L. I. CITY. bears right at the station, to be divided into plots or en Baltable for apartments, ma

AN L. KENNELLY, 156 B'way. MAIN. ELMHURS NEAR CON-ses; new corner, 11 rooms, 2 baths, may bouse; front piazza, all im-conto, siectric, separato heaters: 2-ass, sewer connection, 58,809 51,500 RAVEN, 65 Remain street, Astoria

SE PROPERTY for sale at Forest la f. Neur Rallroad station; in one, more lots; reasonable terms. McGIRR'S, 264 West 34th.

THE MITTH 1 WAS SET ST. N. T. C. LONG ISLAND AIN. ANTORIA --BOUGHT ON the near conveniences; two new condicional brick apartments. 518.500 \$5.500 cash; Yourly \$1.500 readed. RAVEN, 55

Building Sites

REAL ESTATE WANTED FOR BUSI-NESS BOROUGH OF MANHATTAN FACTORY TO RENT OUT OF NEW YORK FOR LIGHT MANUFACTURING. 10 TO 15 THOUSAND FIFT, SANTARY BUILD-ING, GOOD LIGHT WHAT HAVE YOU TO OFFER! BOX IS. TRIBUNE OFFICE. OFFICES 5,000 SQUARE FEET IN HIGHEST GRADE OFFICE BUILDING IN GRAND CEN-PEAL SECTION, FOR RENT FROM MAY 1ST USHMAN & WAREFIELD, INC. 50 LAST 0D ST

REAL ESTATE BOROUGH OF MANHATTAN 311 CONVENT AVENUE. Feet 1450 st., four story and basement one dwelling, 11 rooms and bath; butler's hardwood trim; price reasonable; might BRYAN L. KENNELLY, 156 Broadway.

VAVERLY PL -S-STORY AND BASE ment 9 rooms to a floor; excellent opportunity for studio improvement; will sac-ffice \$32,000, PEPE, Washington Sq. VANDAM ST - I STORY AND BASE-ment with two-story rear; will lease for long term; has southern exposure on Pigs Alley. An ideal opportunity for studio in-vestment, also other houses in the Wash-ington Square ection s PEPE, Washing-ton Sq.

UNFURNISHED APARTM'TS TO LET FURNISHED APARTMENTS TO LET

THE TURIN, 232 Central Park West, corner 93d St.—Highest type apartment building, 6, 7, 8, 9 rooms, 2 and 3 baths; rents \$1,800 to \$2,700. Apply owner, on premises. FLORIDA

OWN YOUR OWN ORANGE GROVE IN Fruitland Park, Florida's finest lake-jeweiled highland section, way above sea level. A few dollars a month will buy it. Plant peaches, a quick money crop, with oranges, and the peaches may be made to pay not only for your land and orange grove but yield a profit besides. We can produce you a better orange grove for less money than any one in the State and in Florida's greatest section. Fruitland Fark is best We can prove it. Write for a book of actual photographs, the interesting story of a Fruitland Park farm and why peaches may pay for it. Lake County Land Owners' Association, 295 Paim Ave., Fruitland Park, Lake County, Florida.

NEW JERSEY

ATTRACTIVE bungalow bargain; California style, size 20x40; in Rutherford's prettiest location; 3 large rooms & bath, sissm, gas, electric; 2 open fireplaces, double floors, butter's pantry. Large plot. Only \$3,759. Worth \$4,750. Terms arranged. Call, write, phone—always open. NICHOL-BON COMPANY, Lyndhurst, N. J. HACKENBACK HOMES.
All Sizes, Complete Lists,
LOUIS W. SHAFFER, 725 MAIN ST.

CONNECTICUT.

SOUN CRAWFORD, 7 EAST 41D STREET.

were related. But the courts would be a purchase the covenant in that light and could the owners of the property at Crosby Street Madison Avenue and Thirty-eighth Street that they were legally justified that they were legally justified in improving the corner with an apart-

exercised more vigilance than before to thwart any further attempt to bring flats into the restricted section. Every little while the Flintlock Realty Com-pany, which was organized by the late Mr. Morgan to hold property which he bought to protect Murray Hill's resi-dential character, appears in the rec-ords of the Register's office as taking ords of the Register's office as taking title to this property or that property within the confines of the restricted district. There is little doubt that the Mason property would have been purchased had the estate been willing to sell. It is possible that Mr. Morgan, who took his father's place at the head of the Murray Hill Property Owners' Association, did not know the intention of his neighbor to the south.

Protection Not Complete

The Flintlock Realty Company owns the two properties on Madison Avenue adjoining the Mason corner. They were secured last year when the information came to Mr. Morgan that the property was in the market for any use a buyer

FLORIDA

FLORIDA Buy a Commercial Grapefruit Grove

LAKELAND HIGHLANDS s on a basis of only \$5 PER \$240 PER ACRE, which is one fourth of the maximum re-one fourth of the maximum re-on good groves. Even \$5 per will NET 40 per cent on the in-ment. The income on a grapefruit begins after the fifth year, Illustrated booklet answers all lons. Write for a copy and read then, if you are in a position to ce a grove, visit the property and I a week at the Country Club as quest. W. F. Hallam & Co., 225 5th Av., N. Y.

EAST SIDE

Furnished Apartment To Sublet 270 Park Avenue 16 rooms, foyer, gallery and 5 baths.

Rent \$1,000 per Month to Oct. 1st. BRETT & GOODE COMPANY, 6 West 48th Street.

TO LET FOR BUSINESS PURPOSES TEMPLE COURT LIGHT CORNER OFFICES

1,620 SQUARE FEET; RENT \$2,800. SMALL OFFICES. SINGLY OR TOGETHER, \$200, UP RULAND & WHITING-BENJAMIN ON PREMISES. CORTLANDT 1132.

REAL ESTATE

Exceptional Value Is Here Now.

A big jump in price is inevitable.
I have to offer a sacrifice in

JOHN J. HOECKH, 650 9th Ave.

WONDERFUL BARGAIN

WONDERFUL BARGAIN
\$3,000 ON EASY TERMS
AND \$6,000 FIRST MORTGAGE BUYS
THIS FINE ROME: SPACIOUS
GROUNDS; EASY COMMUTATION TO
N. Y. CITY; EXPRESS STATION;
BEAUTIFUL PLOT, 100x169 FEET
ling rooms, 3 tiled baths, big open firelaces, wide concrete verandas; beautifully
nished throughout; parquet floors, oak findi and mahogany trim; fine tree-covered
rounds and lawn; exclusive residential
eighborhood; only a few minutes' walk to
K. station; high in the mountains, overooking beautiful lakes, and near rolf and
cuntry clubs, schools, churches and mareigs. Write or phone G. C. BLACKWELL,
herman Square Hotel, Broadway and 71st
t., N. Y. City, Tel. \$400 Columbus.

South Orange, N. J. Modern state roofed, rooms and 2 baths, parquet floors, steam heat, eight cleering light \$7,750.

Finest includential, 13 rooms and 4 baths, targe includent with free-place Large enclosed perform family bedrooms and 2 thed baths on 2nd floor, 3 rooms and bath on 2nd floor, 2 rooms and bath on 3nd floor, 3 rooms and 3nd floor, 3 ro Also other desirable properties. CHARLES O'BRIEN CO., South Grange, N. J. Maplewood

Rew Jersep THE TOWN BEAUTIFUL Bu-Dal Company at station, Maplewood, N. J. MONTCLAIR \$15,500 Private owner is offering to dispose of his beautiful tapestry brick residence. Splendid location, contains center ball, large living room, dining room, butler's pantry, tile kitchen, pain room, 5 bedrooms, 3 tile baths, sleeping porch. Good size plot. May be seen by appointment. MURDOCH, op. Lackawanna, Montelair 675.

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Long Lease or Purchase-3-story Building

Market St., Newark, N. J. 150 fee ark's shopping centre. At the second busiest corner in the United States. 4 oot frontage-100 foot depth. Secon ground floor. All floors are light.

PHILIP R. BOWERS. 189-191 Market St., Newark, N. J.

BROKERS PROTECTED Maplewood New Jersey
THE TOWN BEAUTIFUL

Bu-Dal Company EAST ORANGE 5 rooms \$5,200 Semi-bungalow, brand new, steam, gas, lectricity; open fireplace, parquet floors; onvenient location. Terms.

Opp. Ampere Station, East Orange, N. Englewood, N. J. Desirable Properties FOR SALE
Many of them far under cost of construction.
BIRTWHISTLE & LIVINGSTON.
40 Dean St. Englewood, N. J.

Maplewood, N. J. Attractive and unusually mells pround. Convenient location. Heuse has large living room with fire-place. Large diring room, 4 good sized bright family bedreoms and bath. Ample closed room. Lot 80x142. At \$10,000. It can't be EQUALLED.
J. CHARLES O'BRIEN CO., South Orange, N. J. Short Hills, N. J. Ideal location on wooded Modern house, 15 rooms, 3 baths. Garage for 2 cars. Lot 160x180. \$18,500.
J. CHARLES O'BRIEN CO., Seuth Oranga.

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P. C. BROWN SPRING LAKE BEACH, NEW JERSEY.

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Great Neck to Huntington

Large grounds, attractively landscap Modern house, garage, stable. Price only \$8,500. North Shore Properties a Specialty, L. B. Gildersleeve, 1 West 34th St., N. Y.

FREEPORT, L. I., HOUSES AND BUNGALOWS, 5 to 16 rooms, \$2,500 to \$12,000. JOHN J RANDALL CO., 47 West 34th St., N. Y David Wallace Suburban Homes, 78 E. 41st.

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